

The Brownstones at Issaquah Highlands

Site Development Permit – Project Narrative

Overview

The Brownstones at Issaquah Highlands is an 8.5± acre townhouse condominium community to be located on Blocks 21 and 22 of the Issaquah Highlands. More generally, the site is located north of the Discovery Heights apartment homes and south of the Grand Ridge Plaza.

The Brownstones will consist of 176 townhouse condominiums ranging in size from 1,467 SF to 2,244 SF for 3 and 4 bedroom townhouses. Parking for each unit will be provided in the attached garage. Additional guest parking will be provided throughout the site.

The site plan for The Brownstones will emphasize the pedestrian connections to the surrounding areas. A pedestrian plaza will be constructed through the site to provide a direct connection to the Grand Ridge Plaza. The pedestrian plaza is flanked on two sides by 10-foot wide concrete pathways and a reinforcing “alley” of trees. Buildings will be arranged to provide a variety of pedestrian circulation and open space opportunities. Lighting for pedestrian areas will promote use and safety.

Approximately 25 percent of the units will feature a live/work space in the basement level. These units will have a separate exterior door at the ground level entering into an area that could be used as office space or an extra bedroom. The end units on all buildings will feature a habitable attic on the 4th floor.

Neighborhood Description

The Brownstones will meet the design goals of the Traditional Townscape Neighborhood. The fronts of buildings will be set close to streets or pedestrian walkways with minimal front setbacks. The buildings have a strong vertical element and are 3 to 4 stories in height with flat front façades. Each building is consistent in overall height and all of the buildings are generally consistent in appearance. To avoid a repetitive presence, the buildings will have alternating types of materials and colors.

The site is laid out in a geometric grid pattern to strengthen the “city block” feel. Buildings are oriented so that the front façades face the four existing public streets surrounding the site, or the pedestrian plaza and open spaces that are internal to the site. A common set-to line is used to enhance the grid layout of the community. Vehicular access to the buildings is via internal drive aisle which minimize the appearance of the garage to the street.

The site will provide multiple pedestrian thru-connection routes. The north-south pedestrian plaza will connect Discovery Heights and The Brownstones to the Grand Ridge Plaza. The buildings facing the plaza will have minimal front setbacks to give the "street front" feel. A 10-foot wide walk will also run east to west connecting 10th Avenue NE to Highlands Drive NE.

The units with the ground level live/work space are designed with features that would accommodate a public business. These units have an exterior door opening to the ground level, full bathroom and storage space located on the same level.

Pedestrian focal/gathering points are provided throughout the site. These points are located in the following locations: pedestrian plaza at the intersection with the east-west connection, northwest corner of the site near the intersection of Highlands Drive NE and NE Ellis Drive, and the southwest corner overlooking the intersection of Highlands Drive NE and NE Discovery Drive.

The Brownstones are planned to begin site development in the summer of 2013, with building construction to begin in the fall. The final buildings are projected to be finished in the summer of 2015.